

**SITE DATA:**  
**TRACT NO. 1 (RETAIL / OFFICE)**

EXISTING FORM DISTRICT: ON  
EXISTING ZONING: VACANT  
EXISTING LAND USE: NEIGHBORHOOD  
PROPOSED FORM DISTRICT: C-1  
PROPOSED ZONING: RETAIL / OFFICE (W/ RETAIL PAINT STORE & VETERINARY HOSPITAL)  
PROPOSED LAND USE: 1.60 AC (89,503.30 S.F.)  
LAND AREA:

**BUILDING DATA:**  
BUILDING SIZE: 20,952 S.F.  
(RETAIL 7,476 S.F., VETERINARY HOSPITAL 3,000 S.F., OFFICE 10,476 S.F.)  
BUILDING HEIGHT: 40'  
FLOOR AREA RATIO: 0.30

**PARKING DATA:**  
VET. PARKING REQUIRED: 12 PARKING SPACES (1 SP. / 250 SF)  
VET. PARKING MAXIMUM ALLOWED: 20 PARKING SPACES (1 SP. / 150 SF)  
RETAIL PARKING REQUIRED: 30 PARKING SPACES (1 SP. / 250 SF)  
RETAIL PARKING MAXIMUM ALLOWED: 50 PARKING SPACES (1 SP. / 150 SF)  
OFFICE PARKING REQUIRED: 30 PARKING SPACES (1 SP. / 350 SF)  
OFFICE PARKING MAXIMUM ALLOWED: 52 PARKING SPACES (1 SP. / 200 SF)  
RETAIL/OFFICE/VET. PARKING REQUIRED: 72 PARKING SPACES  
RETAIL/OFFICE/VET. PARKING MAXIMUM ALLOWED: 122 PARKING SPACES  
PARKING PROVIDED: 81 PARKING SPACES W/ 4 HANDICAP SPACES  
RETAIL BICYCLE SPACE PROVIDED (LONG TERM): 2 BICYCLE SPACES  
RETAIL BICYCLE SPACE PROVIDED (SHORT TERM): 2 BICYCLE SPACES  
OFFICE BICYCLE SPACE PROVIDED (LONG TERM): 2 BICYCLE SPACES  
OFFICE BICYCLE SPACE PROVIDED (SHORT TERM): 2 BICYCLE SPACES  
TOTAL RETAIL/OFFICE BICYCLE SPACE PROVIDED (SHORT TERM / LONG TERM): 8 BICYCLE SPACES (8 BICYCLE SPACES REQUIRED)  
VEHICLE USE AREA (VUA): 30,856 SF  
INTERIOR LANDSCAPE AREA REQUIRED: 2,314 SF (7.5%)  
INTERIOR LANDSCAPE AREA PROVIDED: 2,694 SF

**NOTICE**  
PERMITS SHALL BE ISSUED  
ONLY IN CONFORMANCE  
WITH THE BINDING ELEMENTS  
OF THIS DISTRICT  
DEVELOPMENT PLAN.

**SITE DATA:**  
**TRACT NO. 2 (BRANCH BANK)**

EXISTING FORM DISTRICT: ON  
EXISTING ZONING: VACANT  
EXISTING LAND USE: NEIGHBORHOOD  
PROPOSED FORM DISTRICT: C-1  
PROPOSED ZONING: BRANCH BANK  
PROPOSED LAND USE: 1.26 AC (54,833.17 S.F.)  
LAND AREA:

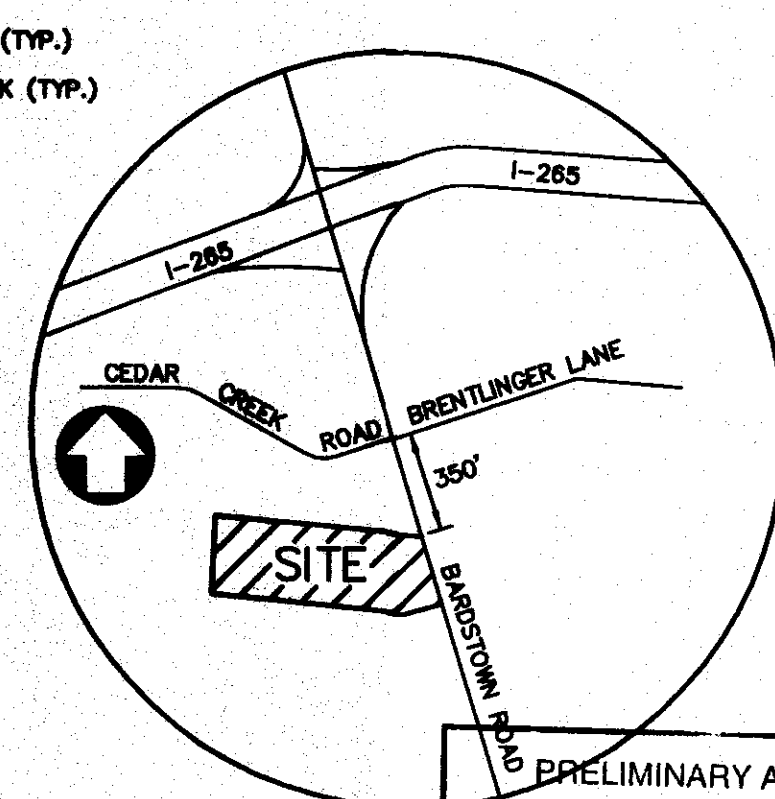
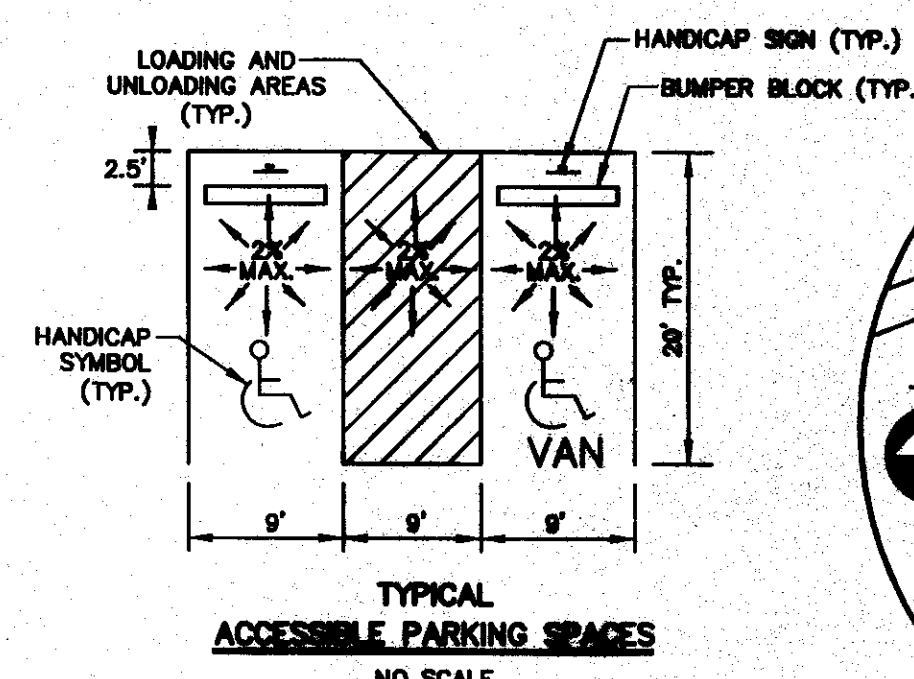
**BUILDING DATA:**  
BUILDING SIZE: 4,100 S.F.  
BUILDING HEIGHT: 30'  
FLOOR AREA RATIO: 0.08  
**PARKING DATA:**  
PARKING REQUIRED: 14 PARKING SPACES (1 SP. / 300 SF)  
PARKING MAXIMUM ALLOWED: 21 PARKING SPACES (1 SP. / 200 SF)  
PARKING PROVIDED: 20 PARKING SPACES W/ 2 HANDICAP SPACES  
VEHICLE USE AREA (VUA): 20,632 SF  
INTERIOR LANDSCAPE AREA REQUIRED: 1,548 SF (7.5%)  
INTERIOR LANDSCAPE AREA PROVIDED: 2,363 SF

**TREE CANOPY DATA:**

GROSS SITE AREA: 382,021 S.F.  
TREE CANOPY CATEGORY: CLASS C  
EXISTING TREE CANOPY TO BE PRESERVED: 7,484 S.F. (2%)  
TOTAL TREE CANOPY REQUIRED: 88,940 S.F. (18%)  
TREE CANOPY TO BE PLANTED: 88,940 S.F. (18%)  
96 TYPE 'A' TREES @ 1 3/4" CAL. (720 S.F. CREDIT EACH)  
TOTAL TREE CANOPY PROVIDED: 76,584 S.F. (20%)  
\*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

**DETENTION CALCULATIONS:**

X= CIRA/12 FOR 1 HOUR 100 YEAR STORM  
= (0.64-0.25)X2 (2.86)/12  
= 0.27 ACRE-Feet



**PRELIMINARY APPROVAL  
DEVELOPMENT PLAN**

CONDITIONS:

BY: [Signature]  
DATE: 1/13/10  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

**PRELIMINARY APPROVAL**  
LOCATION: [Signature]  
NO SCALE  
Date: 1/13/10  
Development Review  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

**PERMANENT ACCESS 'RIGHT IN' SCHEMATIC**  
1"=80'

**NOTES**

- WASTEWATER:**  
SANITARY SEWER BY SEPTIC SYSTEM AND WILL BE SUBJECT TO THE STATE OF KENTUCKY ONSITE SEWAGE AND DISPOSAL SYSTEM REGULATIONS AND SHALL BE REVIEW AND APPROVED BY METROPOLITAN SEWER DISTRICT AND LOUISVILLE METRO HEALTH DEPARTMENT.
- DOMESTIC WATER SUPPLY:**  
NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- DRAINAGE / STORM WATER DETENTION:**  
DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN.  
POST-DEVELOPED PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2.10 & 100 YEAR STORMS.  
DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- EROSION & SILT CONTROL:**  
A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- TREE PRESERVATION:**  
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED:**  
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.**
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100097E).**
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF PLANNING COMMISSION.**
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED.**
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.**
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO WORKS.**
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.**
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.**
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KTC PRIOR TO THE CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS AND ASSETS.**
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% MINIMUM GRADE SHALL BE 10%.**
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.**
- AN ENCROACHMENT PERMIT AND BOND FROM KTC WILL BE REQUIRED FOR ALL WORK INCLUDING LANDSCAPING, DONE IN THE RIGHT-OF-WAY.**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.**
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.**
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.**
- ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.**
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.**
- A LANDSCAPE AND TREE RESERVATION PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF SITE DISTURBANCE PERMIT.**
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.**
- ACCESS EASEMENT OR CROSS-OVER AGREEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.**
- THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO KTC R/W (BARDSTOWN ROAD).**
- THERE SHALL BE NO COMMERCIAL SIGNS LOCATED WITHIN KTC R/W (BARDSTOWN ROAD).**
- ALL NEW OR EXISTING SIDEWALKS SHALL BE CONSTRUCTED OR RECONSTRUCTED TO CURRENT ADA STANDARDS.**
- WHEN THE CONNECTION TO BARDSTOWN ROAD IS PROVIDED VIA A PRIVATE ACCESS ADJACENT TO THE FUTURE KOHL'S ENTRANCE, THE EXISTING BARDSTOWN ROAD FULL ACCESS POINT SHOWN ON THE PLAN IS TO BE REMOVED. STREET "A" WILL BE CONSTRUCTED AND RIGHT-IN-ONLY ACCESS WILL BE CONSTRUCTED FROM BARDSTOWN ROAD AS SHOWN ON THIS PLAN AS NOTED IN THE SCHEMATIC AND PER KTC AND METRO PUBLIC WORKS SPECIFICATIONS. SIDEWALKS WILL BE RELOCATED AND RECONSTRUCTED AS NECESSARY.**
- OFF SITE GRADING AND VELOCITY DISSIPATION WILL BE REQUIRED AT THE PROPOSED DETENTION BASIN.**
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.**
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.**
- TRACTS 1 AND 2 30' PARKWAY BUFFERS SHALL BE DESIGNED / CONSTRUCTED TO MATCH AS FAR AS AESTHETICS TO ENSURE THAT THEY ARE SIMILAR IN LAYOUT AND MATERIAL. THE PDS LANDSCAPE STAFF ARCHITECT SHALL REVIEW FOR APPROVAL TO INSURE THIS REQUEST.**
- A MINOR SUBDIVISION PLAT WILL BE REQUIRED TO CREATE THE (3) TRACTS AND THE PRIVATE ACCESS EASEMENT.**

**REQUIRED YARD ENCROACHMENT  
VARIANCE REQUEST:**

CHAPTER 5, PART 3.2 TO ALLOW A 5' ENCROACHMENT OF THE PARKING LOT ON THE NORTH SIDE OF TRACT "1" OF THE REQUIRED YARD.

**LANDSCAPE WAIVER REQUEST:**

CHAPTER 10, PART 2.4 A REDUCTION OF THE LANDSCAPE BUFFER REQUIREMENT FROM 25' TO 15' ON THE SOUTH PROPERTY LINE ON TRACT "2".

**BENCHMARK (NAVD 1988 DATUM)**

FROM THE INTERSECTION OF BARDSTOWN ROAD AND BARTLEY ROAD; THENCE GO 1700' WEST ALONG BARTLEY ROAD TO THE STATION ON THE RIGHT OPPOSITE HOUSE #9416. STATION IS 14' NORTH OF THE CENTERLINE OF BARTLEY ROAD AND LEVEL WIDTH OF PAVEMENT. ELEVATION = 662.48

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDS AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDS, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

**LDC SECTION 5.1.8  
VARIANCE REQUEST:**

CHAPTER 5, PART 1.8.B TO ALLOW THE PRINCIPAL STRUCTURE NOT TO OCCUPY AT LEAST 60% OF THE LOT FRONTAGE ALONG BARDSTOWN ROAD AND STREET "A" UPON TRACT "1".

**BUILDING ORIENTATION WAIVER REQUEST:**

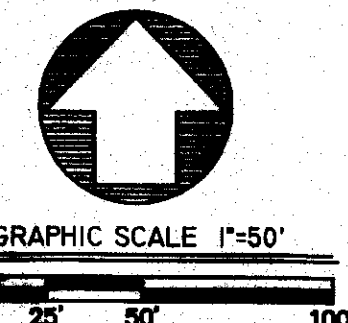
CHAPTER 5, PART 5.2 & 5.1.B TO ALLOW THE REAR OF THE RETAIL / OFFICE BUILDING FACE THE ACCESS EASEMENT ON TRACT "1".

**REQUIRED YARD ENCROACHMENT  
VARIANCE REQUEST:**

CHAPTER 5, PART 3.2 TO ALLOW AN ENCROACHMENT OF THE PARKING LOT ON THE SOUTH SIDE OF TRACT "1" OF THE REQUIRED YARD.

**LEGEND:**

- EXISTING CONTOUR
- EXISTING OVERHEAD UTILITIES AND POLES
- EXISTING GASMAIN
- EXISTING SAN. SEWERS AND MANHOLES
- EXISTING WATERMAIN
- EXISTING FIRE HYDRANT
- EXISTING STORM SEWERS AND STRUCTURES
- EXISTING TREE MASS (TO BE REMOVED)
- PROPOSED SAN. SEWERS AND MANHOLES (CONCEPT)
- PROPOSED STORM SEWERS AND STRUCT. (CONCEPT)
- PROPOSED DRAINAGE SWALES (CONCEPT)
- INTERIOR LANDSCAPE AREAS (I.L.A.)
- EXISTING TREE MASS (TO BE REMOVED)
- EXISTING TREE MASS (TO BE PRESERVED)
- FLOW ARROW



**APPROVED DISTRICT  
DEVELOPMENT PLAN**  
DOCKET NO. 12630  
APPROVAL DATE: Dec. 17, 2009  
EXPIRATION DATE:  
SIGNATURE OF PLANNING COMMISSION: [Signature]  
PLANNING

**RECEIVED**  
JAN 07 2010  
PLANNING &  
DESIGN SERVICES

CASE # 12630			
PREV. CASE #: 11954			
PLAN CERTAIN # 09-065-97			
WM # 5780			
5	12/28/09	REV FOCAL POINT LOCATION	JAS
4	10/28/09	REV PER FORMAL APP FILING	JAS
3	10/12/09	REV PER FORMAL APP FILING	JAS
3	8/10/09	FILED FORMAL APP	JAS
2	7/15/09	PER PRE-APP COMMENTS	JAS
1	5/8/09	FILED ZONE CHANGE PRE-APP	JAS
NO.	DATE	DESCRIPTION	BY

**URBAN VENTURES, LLC**  
Planning • Design • Development Services  
1414 Riverside Avenue  
Louisville, KY 40204  
Phone: 502.552.5200  
Fax: 502.552.5200  
Email: info@urbanventuresllc.com  
www.urbanventuresllc.com

**DEVELOPER**  
WILL REALTY, LLC  
702 BARDSTOWN ROAD  
LOUISVILLE, KY 40291  
502.239-5353

**PROFESSIONAL ENGINEER**  
1-7-10

**PROJECT**  
WILL REALTY, LLC PROPERTY  
702 BARDSTOWN ROAD  
LOUISVILLE, KY 40291  
17.1 647.1 LOT 40  
D.B. 6804, PG. 877

**REZONING / DETAILED DISTRICT  
DEVELOPMENT PLAN &  
WAIVER / VARIANCE REQUESTS**

**DATE**  
5/6/09  
**SHEET NO.**  
1 of 1